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## Appendix B

## APPENDIX “B”

# **DEVELOPMENT STANDARDS**

## ***“FOREST RANCH” SPECIFIC PLAN AREA***

The “Forest Ranch” (Pomfret Estate) specific plan area consists of approximately **1300** acres lying north of and adjacent to historic downtown Foresthill. The area is generally bounded by Devil’s Canyon, Yankee Jim’s Road and the Foresthill townsite on the south, by Foresthill Road and Blackhawk Road on the east, by Second Brushy Canyon on the north and by Smith’s Point on the west [see Specific Plan Area map]. Under the provisions of the Foresthill Divide Community Plan (FDCP), the subject area must be developed as a specific plan pursuant to the requirements of Sections 17.58.200 [Specific Plans] and 17.52.080 [Development Reserve (-DR)] of the Zoning Ordinance [Chapter 17, Placer County Code] and §66450 *et seq.* of the California Government Code. The project may also be developed as a Planned Residential Development (PD), subject to the provisions of Sections 17.52.120, 17.54.080, 17.54.090, 17.54.100 and 17.54.110; however, the provisions of the specific plan will take precedence over the development standards and requirements of these sections unless otherwise stated in the specific plan.

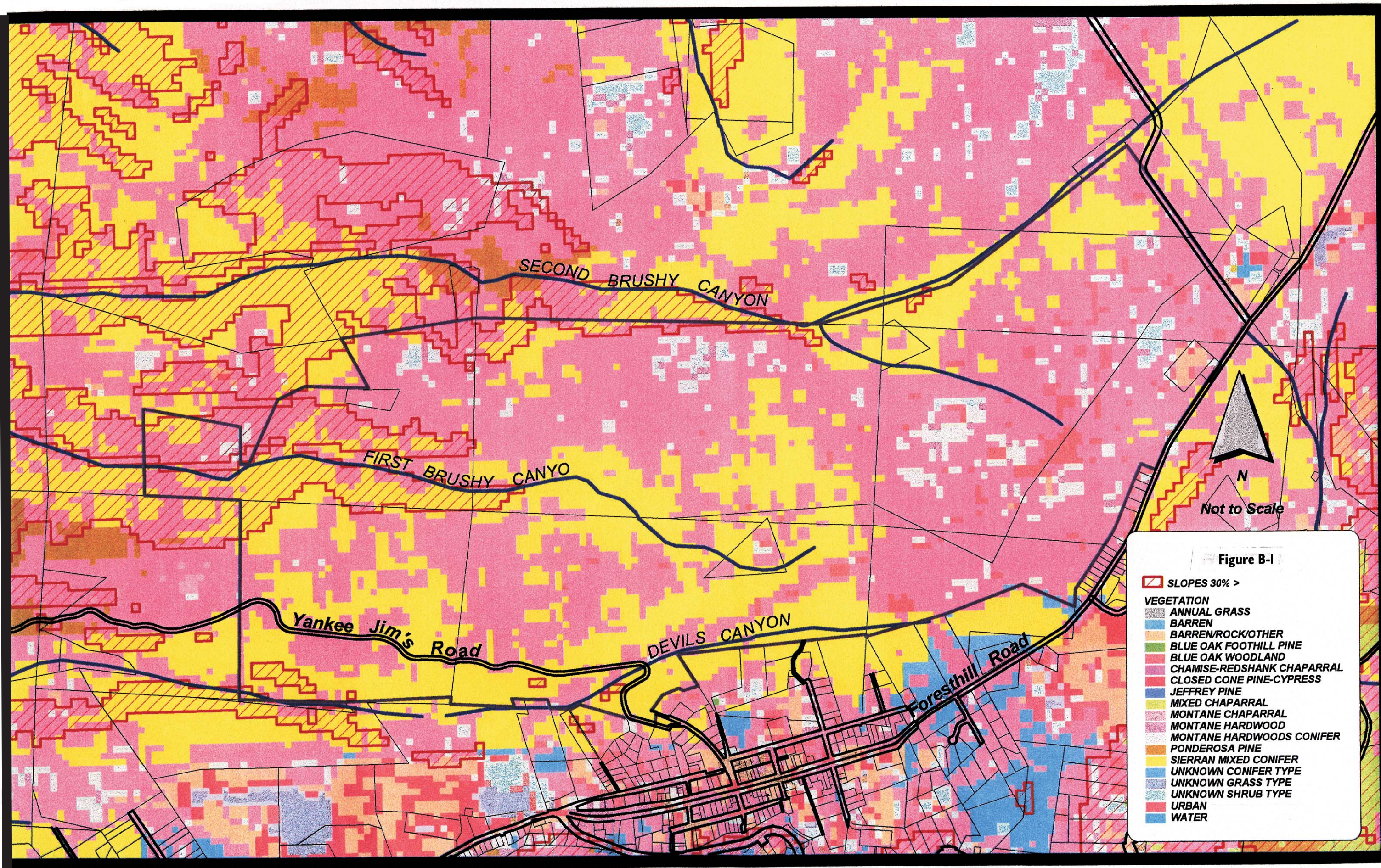
The allowable uses related to any of the following categories are limited as discussed within the subsection following each of the category headings.

Any development proposed within this specific plan area is subject to the specific plan provisions of the Zoning Ordinance (Section 17.58.200, Placer County Code) and the following standards:

- A. Residential uses:** A maximum of 533 dwelling units may be considered for the subject property, although this number may not be realized upon project approval due to site constraints, inclusion of buffers and other factors that may limit available developable land. Residential units/lots shall generally be concentrated closer to the community core and densities shall be reduced as development occurs further from the core. In addition, residential units/lots shall be sited so as to:
- preserve specific environmental, cultural or historical features;
  - provide or protect natural migration/circulation corridors and other important wildlife habitat;
  - create the opportunities for the public to make use of trails and other recreational facilities;
  - minimize visual impacts on surrounding properties as well as public roadways and trails;
  - preserve quality of life characteristics; and,
  - afford more efficiency in building arrangement and the provision of public infrastructure and services.

- B. Open Space:** Any development proposal for the specific plan area shall provide for the preservation or creation of significant open space areas (wetlands, riparian corridors, meadows, important wildlife habitat, scenic vistas, drainageways, floodplains, forested buffer areas, >30% slopes, etc. [see Figure B-1.]) as well as for recreational opportunities for the residents of the project and the public. A minimum of 25% of the project area must be designated and protected as natural open space where disturbance of the vegetation and landforms is limited to only that which is required to provide non-motorized trail access. This natural open space shall be contiguous throughout the project wherever possible in order to provide protected wildlife migration routes, habitat connectivity, and consistent visual buffers. The natural open space shall be held in common ownership by the residents of the project or by an appropriate public entity (land trust, park district, local government, etc.) approved by the County; easements or other non-ownership provisions shall not be considered adequate to satisfy this requirement. Other forms of open space, including open space for active recreational uses, timber management, etc., may be provided in addition to this basic 25% requirement.
- C. Recreational uses:** Non-motorized trails shall be provided throughout the project for the recreational use of the residents and the public. Wherever these trails are built, the construction shall comply with the appropriate Placer County Trail Standards [see Figure B-2 and the description of trail construction standards added to the end of this Appendix] and shall include erosion control measures (Best Management Practices [BMPs]), adequate directional signage and minimal grading or disturbance to the natural terrain. Trails (non-motorized and multi-use) shall be constructed to serve as links to surrounding public and private lands and to provide access to existing trail systems and networks, as appropriate. Other recreational development may include golf course improvements, equestrian boarding stables and staging areas, mountain bike courses, fitness circuits and related facilities; however, such facilities shall not be provided within natural open space areas (except for the non-motorized trails discussed above). The project shall be provided with active recreational uses and facilities sufficient to comply with Section 17.54.100(D) of the Placer County Zoning Ordinance [Planned Residential Developments - Recreation Facilities]. These facilities shall be constructed such that the recreational amenities are available concurrent with the occupancy of the equivalent number of residences that produce the demand for the facilities, as determined by the County (or a recreation and parks district serving the area).
- D. Environmentally-sensitive lands:** Development impacts on environmentally-sensitive lands, including wetlands, riparian corridors, important wildlife habitat, scenic vistas, erosive soils, >30% slopes, etc., shall be minimized through the use of development setbacks, open-space zoning, open-space easements and other similar measures.
- E. Grading/Revegetation:** New development shall minimize its impact on existing topography and vegetation. Only native or endemic tree, brush and grass species may be used for revegetation of disturbed areas. Soil and/or







vegetation disturbance shall be limited to only that area required for construction or access purposes, as determined by the County.

1) Beyond the purely functional and environmental aspects of grading and drainage protective measures, the aesthetic goal is to preserve the natural landforms to the greatest degree possible. Where these existing landforms must be altered as a part of the development's construction process, the altered areas shall be re-created in a manner that replicates the natural conditions extant prior to the disturbance.

2) On some particularly sensitive sites, grading may not be allowed to occur. Every attempt must be made to minimize cuts and fills during the construction of homes and other structures.

3) Property owners are responsible for restoring all disturbed areas on their homesite or development site, unless such areas are covered with approved impervious surfaces (buildings, paving, hardscape, etc.). Restoration may include re-grading, revegetation/landscaping in approved locations.

**F. Boundaries:** The boundaries of the specific plan area may undergo minor modifications by the Planning Commission in order to respond to updated information, new data or for other reasons consistent with this Community Plan. Such modifications shall be made only in conjunction with public hearings to consider a development project pursuant to the provisions of this Appendix.

**G. Commercial Uses:** No commercial uses are permitted within the specific plan area, except in conjunction with and as an accessory to an approved typical golf course clubhouse (such as pro shop, restaurant and bar).

**H. Services and Infrastructure:** Residential development within the specific plan area shall be served by the following entities (or such other service providers as are deemed to be appropriate and are specifically approved by the County):

- the Foresthill Public Utility District (domestic water);
- the Foresthill Fire Protection District (structural fire protection/emergency medical response services);
- the Placer County Sheriff's Department (police protection);
- the Foresthill Safety Club (ambulance/lifesaving services);
- the California Department of Forestry & Fire Protection [CDF] (wildland fire protection).

Roads shall be maintained by Placer County, by a Community Services District, or by an appropriate private entity (Homeowners' Association, etc.) as approved by the County. Trails shall be maintained by a private entity approved by the County (although this provision would not preclude an arrangement whereby the County could maintain trails in the project).

Sewage disposal shall be provided according to a plan approved by the Placer County Environmental Health Services [EHS].

A Services and Infrastructure Plan that addresses the phasing of improvements, how connections are made among the various phases and realistic implementation measures shall be submitted to, reviewed and approved by Placer County prior to recordation of the first final subdivision map on the project or the issuance of any building permits in conjunction with the project.

- I. Architectural/Design Standards:** The location and design of all proposed structures must relate to existing terrain and must preserve the natural features of the site to the maximum extent possible. Any proposed design must take into account grade changes, locations of trees and boulders, and orientation of the proposed improvements to sun, wind and views.

Due to topography, landform and the outstanding natural landscape features in the region, views and viewsheds take on added importance as design features. The importance of views and viewsheds is readily apparent in the relative value of homes and land that have views.

- a. The design objective of every home should be to allow the natural setting to remain the dominant image. Buildings within this setting must fit quietly into the existing landscape. The goal is to create appealing and interesting structures that are subtle and complementary to the dominant beauty of the forest setting. The area of soil and vegetation disturbance on each homesite must be limited to that required for necessary construction, access and landscaping purposes. Except where required by access, there must be no disturbance in setbacks and areas that are otherwise designated to be left in a natural state. House designs must fit their sloping sites rather than the site made to fit an inappropriate design.
- b. Tree, brush, and rock removal must be limited to that reasonably necessary for the construction of a home and its protection from fire. No clear cutting of trees within any building envelope will be permitted; however, it is understood that some selective pruning or removal of trees and shrubs will be necessary for the development of any homesite.
- c. In many cases, the roof is the largest and most important visual element of a structure. The overall profile and articulation of the roof should be sufficiently irregular to break up anything that would otherwise appear too boxy or discordant with the landscape or neighboring structures. The roofs of all two-story homes should include single-story elements. For both one and two-story residences, the roof profile should be richly varied, including individual masses of sufficient size, in plan and elevation, to convey the desired result.
- d. Exterior materials should generally be natural materials that blend and are compatible with the native landscape of the specific homesite.

The predominant exterior materials shall consist of stone and wood. The allowable wood materials include shingles, beveled or tongue-and-groove

board siding, logs, board-on-board or board and batten siding. This provision would not preclude the use of smooth T-111 siding with battens nailed to the exterior on 16-inch centers; however, the use of grooved T-111 siding is not permitted.

- e. Color can be described in terms of three attributes, including hue (its basic color), value (lightness and darkness), and chroma (intensity). When proposing colors for the exterior materials for a home, keep in mind the following:
  - Color is affected by architectural design. Planar surfaces will read lighter than those that involve a great deal of articulated shade and shadow.
  - Color is affected by relationships. Colors must relate to and be compatible with the natural landscape.
  - Portions of buildings usually suggest special treatment, including the use of more than one color on a single structure. The combinations of these colors must be addressed in a skillful way to ensure quiet and complementary combinations are the results.
  - As a general guideline, light reflectance values for field and trim colors shall range from a low of 15 to a high of 40.
  - Where more than one color is approved on a single structure, all color changes must be made at an inside corner.
- f. Driveway access and garage location lend significant shape to the design and placement of the home. One of the greatest contributors to negative feelings about residential subdivisions is the often-present row of garage doors aligned along the street with oversized driveways leading to them. When planning a house in this area, the view of the garage doors from the street must be minimized.
- g. When considered in site planning, solar conscious design can provide for energy efficiency in space heating by allowing for seasonal solar exposure/screening. Appropriate solar exposure can also help reduce the amount of snow removal necessary to access a site in winter. Areas of pavement that receive sunlight in winter often clear themselves after several cloudless days whereas north-facing and shadowed areas may retain snow for many consecutive days.
- h. Refuse enclosures must be provided and must accommodate a minimum of two (2) covered 32- gallon plastic refuse containers on wheels. The doors must be designed to prevent the attempts of bears and other animals trying to infiltrate the trash area. Special attention to door thickness and construction, hinges, latches, and knobs will be required to prevent sabotage by scavenging animals. These refuse enclosures must be proximate to the street for ease of access by refuse collectors; however, they must also be architecturally compatible with the residence on the same parcel and screened from street view to the maximum degree possible.

- i. Walls, screens, or fences may be allowed when they are proposed as a visual extension of residences or other residential accessory structures and when they delineate a yard area near a residence (or accessory structure). Such walls, screens and fences should use materials and finishes consistent with the design materials used on the residence. If fences are constructed along lot boundaries, such fences shall allow for the reasonable passage of wildlife. Chain-link fences are prohibited except where they are not visible from public roadways, trails, and adjoining residential or recreational uses.
- j. In most cases driveway slopes are required to be less than 8% overall and may not exceed a 12% gradient at their steepest part. Additionally, for safety considerations, there must be provided a near-level (<2%) transition area of at least 16 feet between slopes and garage doors and a near-level transition area of at least 8 feet between slopes and the edge of the pavement at the roadway.
- k. The Specific Plan shall also include the following design considerations:
  - Separate design guidelines for the golf course and clubhouse facilities that reflect the forested, rural nature of the area;
  - Pedestrian and alternative vehicular entrances to the historic downtown from the project;
  - A circulation alternative that does not preclude a roadway connection from the project site to Yankee Jim's Road;
  - Provisions for transit and park & ride facilities (including school bus stops);
  - Street lighting and other outside lighting should incorporate "dark skies" principles;
  - Gated communities shall be precluded; and,
  - Provisions for public play shall be incorporated into the golf course approvals.

**J. Development guidelines:** Residential development within the specific plan area shall be controlled by way of comprehensive Conditions, Covenants & Restrictions (CC&Rs), environmental guidelines and strict architectural standards that address aesthetic concerns, water quality, energy conservation, fire protection, and environmental issues. Environmental guidelines shall include such concepts as recycling of materials, preservation of open space, application of conservation measures, revegetation, wildlife habitat enhancement and the utilization of appropriate U.S. Green Building Council L.E.E.D.'s Standards.

**K. Implementation:** A Homeowner's Association or other mechanism approved by Placer County shall be put in place to insure long-term implementation of these standards. The Homeowner's Association (HOA) shall be empowered to implement and monitor the Architectural & Design Standards. The HOA cannot be dissolved without the written approval of Placer County.